018.0	0006	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	940,300 / 940,300
					USE VALUE:	940,300 / 940,300
					ASSESSED:	940,300 / 940,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
69		PRINCETON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COHEN SCOTT J & ANDRIA M
Owner 2:	
Owner 3:	
Street 1:	69 PRINCETON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,422 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Vinyl Exterior and 2512 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6422.000	419,500		520,800	940,300
Total Card	0.147	419,500		520,800	940,300
Total Parcel	0.147	419,500		520,800	940,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.32 | /Parcel: 374.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 13130
GIS Ref
GIS Ref
Insp Date 12/08/17

!1561!

PREVIOUS ASSESSMENT

Parcel ID 018.0-0006-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	419,500	0	6,422.	520,800	940,300	940,300	Year End Roll	12/18/2019
2019	101	FV	315,200	0	6,422.	673,900	989,100	989,100	Year End Roll	1/3/2019
2018	101	FV	315,200	0	6,422.	428,900	744,100	744,100	Year End Roll	12/20/2017
2017	101	FV	315,200	0	6,422.	392,100	707,300	707,300	Year End Roll	1/3/2017
2016	101	FV	315,200	0	6,422.	318,600	633,800	633,800	Year End	1/4/2016
2015	101	FV	307,600	0	6,422.	318,600	626,200	626,200	Year End Roll	12/11/2014
2014	101	FV	307,600	0	6,422.	290,400	598,000	598,000	Year End Roll	12/16/2013
2013	101	FV	307,600	0	6,422.	276,300	583,900	583,900		12/13/2012

PRINT

Date	Time
12/10/20	17:08:28

LAST REV

Date	Time
01/25/18	15:11:39

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1561

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CATE ROBERT S &	1206-134		6/18/1999		371,500	No	No		
	913-155		11/1/1978		53,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/9/2006	664	Dormers	21,000	C		G8	GR FY08	BDRM DRMR W/BTH
5/24/2002	445	Addition	60,000	C		G4	GR FY04	12X24 ADDITION/BAS
8/3/2000	614	Re-Roof	10,000	C				REROOF/RESIDE/DEMO

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2017	Inspected	PH	Patrick H
11/17/2017	MEAS&NOTICE	BS	Barbara S
2/3/2009	Meas/Inspect	189	PATRIOT
9/4/2008	External Ins	BR	B Rossignol
11/24/2006	Permit Visit	BR	B Rossignol
12/8/1999	Inspected	264	PATRIOT
10/12/1999	Measured	264	PATRIOT
8/26/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	13130
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6422		Sq. Ft.	Site		0	85.	0.95	2									520,760						520,800	

Total AC/HA: 0.14743 | Total SF/SM: 6422 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 520,760 | Spl Credit | Total: 520,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.12339950
Const Adj.:	0.99792004
Adj $ / SQ:	140.133
Other Features:	105381
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	515369
Depreciation:	95859
Depreciated Total:	419511

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

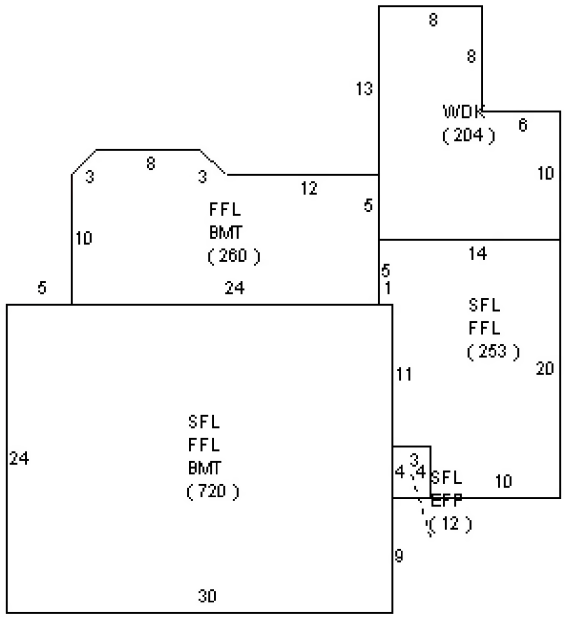
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	154.15
Special Features:	0	Val/Su Net:	122.88
Final Total:	419500	Val/Su SzAd	189.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,233	140.130	172,784
SFL	Second Floor	985	140.130	138,031
BMT	Basement	980	50.240	49,233
WDK	Deck	204	10.880	2,219
EFP	Enclos Porch	12	72.450	869

Net Sketched Area:	3,414			Total:	363,136
Size Ad	2218	Gross Are	3414	FinArea	2512

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0006-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	14X8	A	AV	2005	0.00	T	11.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	